

**PLANNING AND ZONING COMMISSION
STAFF REPORT**

August 28, 2013



MP13-01: proposed Third Revised Master Preliminary Plan of Green Branch Ridge Subdivision

LOCATION: 114.1 acres of land out of Richardson Perry Survey, A-44, adjoining the northwest side of Steep Hollow Road, north from its intersection with Risinger Lane in Bryan's eastern extraterritorial jurisdiction (ETJ)

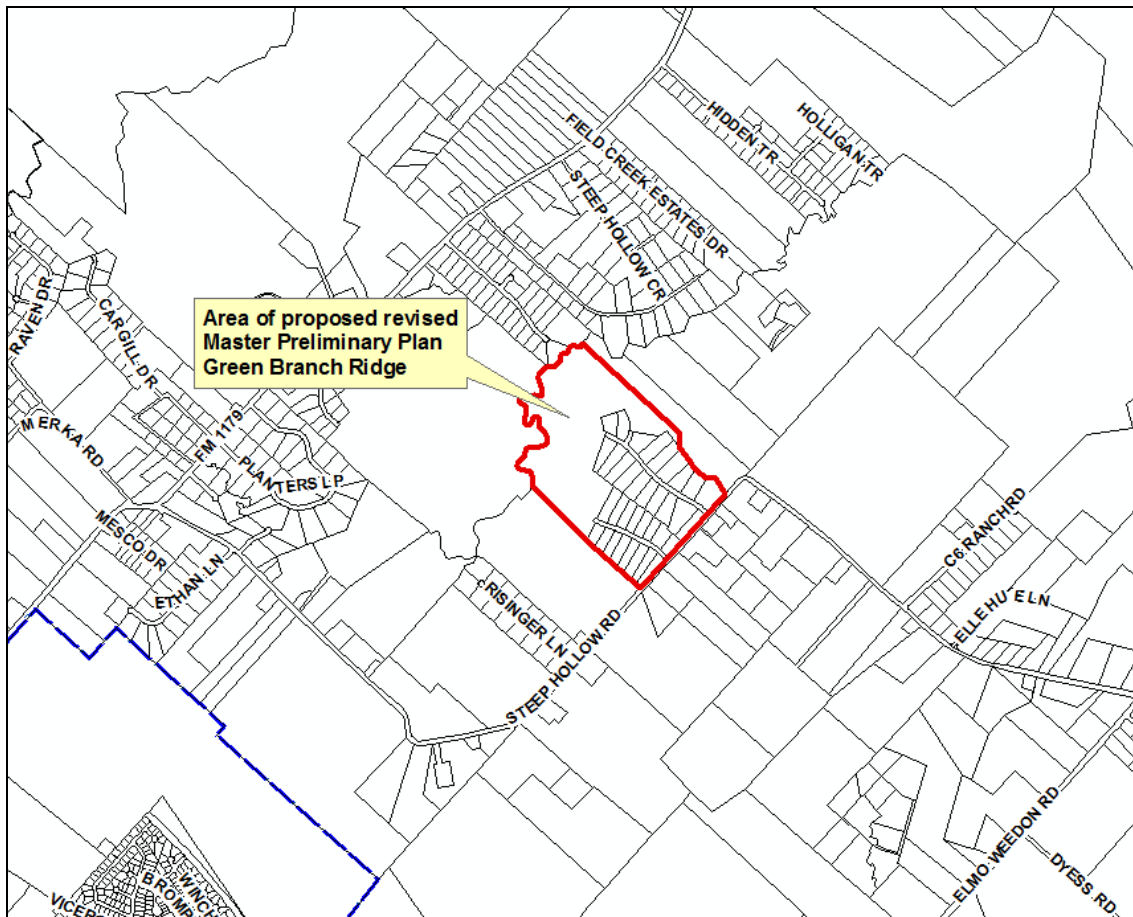
EXISTING LAND USE: residential subdivision/vacant land

APPLICANT(S): Beard Family Partnership

AGENT: Kling Engineering and Surveying

STAFF CONTACT: Maggie Dalton, Staff Planner

SUMMARY RECOMMENDATION: Staff recommends **approving** this proposed revised master preliminary plan.



PROPOSED SUBDIVISION:

The Master Preliminary Plan of Green Branch Ridge Subdivision was approved by the Planning and Zoning Commission in March 2000, then a revised plan was approved in May 2008, and then a second revision was approved in November 2013. A copy of that second revision is attached to this staff report for comparison purposes.

This new, third revised master preliminary plan shows the proposed reconfiguration of Lots 9, 23 and 24 in Phase 3 for which a replat is also scheduled for consideration by the Planning and Zoning Commission during its special meeting on August 28, 2013 (case no. RP13-09). Lots 23 and 24 are proposed to be combined into a new Lot 23A (2.6 acres), and Lot 9 is proposed to include 1.16 acres of additional land (3.36 acres total) that was previously envisioned to be part of Phase 4 of this multi-phase development.

RECOMMENDATION:

The proposed revised master preliminary plan meets all applicable codes and ordinances. The Site Development Review Committee and staff recommend **approving** this proposed revised master plan.